

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, November 20, 2018, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton and Vannoy, Messrs. Economos. Mitch, Ruppen and Stuber

Absent: Messrs. Bragg, Farmer, and Rosatone

Staff: Lance Grable Director, B C Office of Planning and Redevelopment
Joseph C. West Planning Director & Asst. Director of BC Office of Planning & Redevelopment
Susan M. Jamery Senior Administrative Assistant
Frank Vescio Planning Assistant/GIS Coordinator
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests: Heather Humbert, and Alex Veto, both of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Ms. Charlton to approve the minutes of the 10-16-18 BCPC meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

Floodplain – Nothing to report.

EPA Brownfields Coalition Assess Grant – On 10-29, Joe, Lance and Tish, of EPA received the FFR and the DBE/WBE report from Gaito & Assoc. This Project was successfully completed & will be removed. OPR staff is researching the process of applying for future funds.

GIS Update – Nothing to report.

Eagle View Pictometry- The OPR delivered the 2006 Aerials for the Changefinder process. The Changefinder should be delivered by 12/31/18.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report. Staff continues to seek funding for this project.

Subdivision Ordinance – On 10-30-18 Joe emailed a copy of the draft proposed Subdivision and Land Development Ordinance (written by the OPR Dept) to East Rochester Solicitor – Paul Steff.

Census 2020 – ON 11-2-18, Sheila R. Beasley of the Census Bureau met with BOC concerning Census 2020.

Transportation – On 11-1-18 BC hosted the Public Participation Panel meeting with the SPC who is updating its regional long range transportation and development plan. This connects the Regional Vision to the region's official program of project, programs and actions. The meetings give municipalities, businesses, and the public a chance to share their community priorities, issues and vision. On 11-5-18 a PennDOT District 11 meeting was held to discuss each county's existing project lists and mapping of known future projects. SPC asked the OPR staff to write a narrative of potential new or proposed BC Transportation Projects. BOC received a citizen inquiry concerning railroad bridges & the OPR staff is currently researching info pertaining to what agencies are responsible for maintaining these structures.

NEW BUSINESS

Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Midland LP Plan #1

Midland Boro

After staff's review, a motion was made by Mr. Economos and seconded by Mr. Mitch to accept staff comments and forward to Midland Boro. Motion carried unanimously.

Subdivisions for Review and Report (Major)

Chippewa Trails Subdiv	Kalcevic Plan	CSX/Shell Chemical Lot Cons Pl #1	Stuber Consol Pl #1
Chippewa Twp 95 Lots	Chippewa Twp 3 Lots	Potter Twp 4 Lots	Rochester Twp 3 Lots

After staff's review, a motion was made by Mr. Mitch and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities. Mr. Stuber abstained from the vote on the Stuber Consol Plan and the motion carried.

Subdivisions for Review and Report (Minor)

PBL Assoc Pl	Pfeifer Plan	Grimes Subdiv Lt 2	Perri Lot Rev Pl	Bearer Consol Pl
Beaver Falls City	Big Beaver Boro	Brighton Twp	Chippewa Twp	New Sewickley Twp

Proposed Land Developments

1) Ambridge Boro – Harmony Storage LD - After staff's review, a motion was made by Mr. Economos and seconded by Ms. Vannoy to accept staff comments and forward to Ambridge Boro. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

Chippewa Twp, & Patterson Twp - After staff's review, a motion was made by Mr. Mitch and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities. Motion carried unanimously

Proposed 537 Revision – Sewage Facilities Planning Modules

Hopewell Twp – Bet-Tech Intermodal Project - After staff's review, a motion was made by Mr. Stuber and seconded by Ms. Charlton to accept staff comments and forward to the applicant. Motion carried unanimously

Notifications

Air Quality Permits

Darlington Twp – Kanzer Veneer Americas – wood manufacturing facility

NPDES Permits

Big Beaver Boro – Mount Airy #1 LLC – minor modification for the Mount Airy Pittsburgh Project

Oil & Gas Permits

Marion Twp – ETC Northeast Field Serv LLC – B17 12" Pipeline Project

New Sewickley Twp – PennEnergy Resources, LLC – PER B3 Well Pad Project

New Sewickley Twp – PennEnergy Resources, LLC – B22 8" Pipeline Project

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Mount Airy #1 LLC – Big Beaver Boro – Mount Airy Pittsburgh Project & NPDES permit minor modification (R)
- Monaca Boro – PennDOT Multimodal Grant – Rt 18/PA Ave Corridor Project (R)
- White Twp – PennDOT Multimodal Grant - 12th Avenue Bridge Replacement Project (R)
- Monaca Boro – PennDOT Multimodal Grant – Underground dry utilities along PA Ave from 10th – 14th St Project (R)

A motion was made by Ms. Charlton and seconded by Ms. Vannoy to accept/ratify the above letters and the motion carried unanimously.

Miscellaneous/Informational

- 2019 BCPC Meetings Listing – was included in the meeting packet. Joe asked that the Board members to please make every effort to attend the monthly meetings and please RSVP to Sue so we can be sure to have a quorum.
- Board Members Terms expiring 12/31/18 (Ms. Charlton, Mr. Bragg & Mr. Farmer) – Mr. Ruppen confirmed that Ms. Charlton and Mr. Bragg wish to continue to serve on the BCPC Board. However, Mr. Farmer does not wish to continue to serve. If anyone has a suggestion for a new board member, kindly inform Joe at the next meeting.
- Nominating Committee Report – The Nominating Committee will give their report at the next meeting.
- 2018 BCPC Annual Report – Joe reported that staff is currently working on this project.

Adjournment

There being no further business, Mr. Mitch made the motion to adjourn and Mr. Stuber seconded. Motion carried unanimously and the meeting was adjourned.